

DESCHENES & FARRELL, P.C.

Attorneys at Law
515 Groton Road, Suite 204
Westford, MA 01886
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Facsimile: (978) 577-6462

2020
TYNGSBOROUGH BOS

FEB 10 '20 11:11:30

*Douglas C. Deschenes
Kathryn Lorah Farrell
Melissa E. Robbins**

**Admitted in MA and NH*

February 6, 2020

Tyngsborough Board of Selectmen
Attn: Hillari I. Wennerstrom, Chair
25 Bryant Lane
Tyngsborough, MA 01879

**RE: Notice of Intent to Convert Use, M.G.L. Chapter 61B
Tyngsborough Golf Course**

Dear Chairwoman, Wennerstrom and Members of the Board,

Please be advised that for purposes of this Notice, the undersigned represents:

The Tyngsboro Limited Partnership, Tamson Barbara Garau and Robert F. Spindell, General Partners, principal mailing address of P.O. Box 1185, Rural Route 3, Madison, FL 32340 and 48 Sherburne Ave, Tyngsboro, MA 01879 (local office), phone number (978) 375-3484, (hereinafter the "Owners") owners of the property at:

Parcel A - 46 Sherburne Ave, Tyngsborough, MA shown on Tyngsborough Assessor's Map 26, Parcel 2, Lot 0, land area of 56.7 +/- acres and more specifically described in deed recorded at Middlesex North Registry of Deeds at Book 7875, Page 190.

Parcel B - 80 Pawtucket Blvd, Tyngsborough, MA shown on Tyngsborough Assessor's Map 27, Parcel 73, Lot 0, land area of 18.810 +/- acres and more specifically described in deed recorded at Middlesex North Registry of Deeds at Book 7875, Page 190.

Parcel C - 45 Sherburne Ave, Tyngsborough, MA shown on Tyngsborough Assessor's Map 20, Parcel 74, Lot 0, land area of 9.450 +/- acres and more specifically described in deed recorded at Middlesex North Registry of Deeds at Book 7875, Page 190.

Parcel D - 55 Pawtucket Blvd, Tyngsborough, MA shown on Tyngsborough Assessor's Map 21, Parcel 41, Lot 0, land area of 1.100 +/- acres more specifically described in deed recorded at Middlesex North Registry of Deeds at Book 7875, Page 190.

Parcel E - Pawtucket Blvd, Tyngsborough, MA shown on Tyngsborough Assessor's Map 27, Parcel 74, Lot 0, land area of 2.600 +/- acres more specifically described in deed recorded at Middlesex North Registry of Deeds at Book 7875, Page 190.

Hereinafter, cumulatively, the "Property".

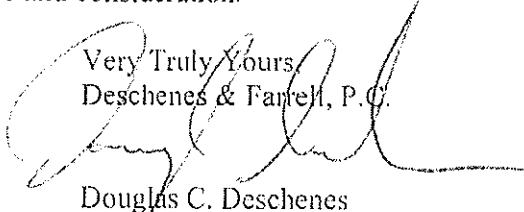
Please accept this letter as my clients', the Owners, notice to the Town pursuant to M.G.L. Chapter 61B of their intention to convert the use of their Property (as described above) from its current recreational use to a residential use. More specifically, the Owners are intending to develop the Property as an age-restricted Senior Residential Development consisting of 100 units of housing. Under current State and municipal zoning regulations, said use will require a Special Permit from the Tyngsborough Zoning Board of Appeals.

The Owners would respectfully request that the Board consider, "waiving" it's right of first refusal relative to the Property, resulting from this Notice, conditional upon the Town and Owners entering into a Development Agreement negotiated to the mutual satisfaction of the Town and Owners. The Development Agreement would proposedly include the Owners' agreement to develop the Property as 100 units of age-restricted housing with a prohibition against children under the age of 18 years old residing therein, donate 32+/- acres of land south of Sherburne Road and along the Merrimac River to the Town, and to donate a 2+/- acre parcel of land on the North side of Sherburne Road which will have water and sewer access for the development of affordable housing and other terms mutually acceptable to the parties.

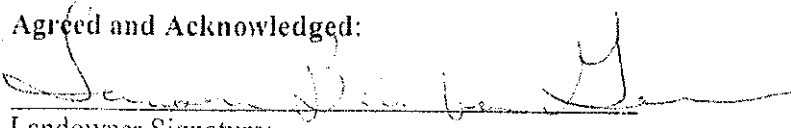
As stated above, please accept this letter as my clients' notice to the Town pursuant to M.G.L. Chapter 61B of their intention to convert the use of their Property (as described above) from its current recreational use to a residential use. Kindly schedule this matter for your next available Board of Selectmen meeting.

Thank you for your time and consideration.

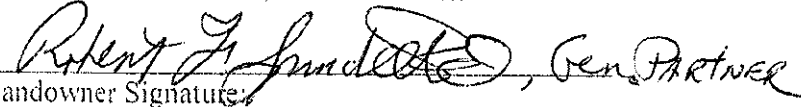
Very Truly Yours
Deschenes & Farrell, P.C.


Douglas C. Deschenes

Agreed and Acknowledged:


Landowner Signature:

The Tyngsboro Limited Partnership
Tamson Barbara Garau, General Partner

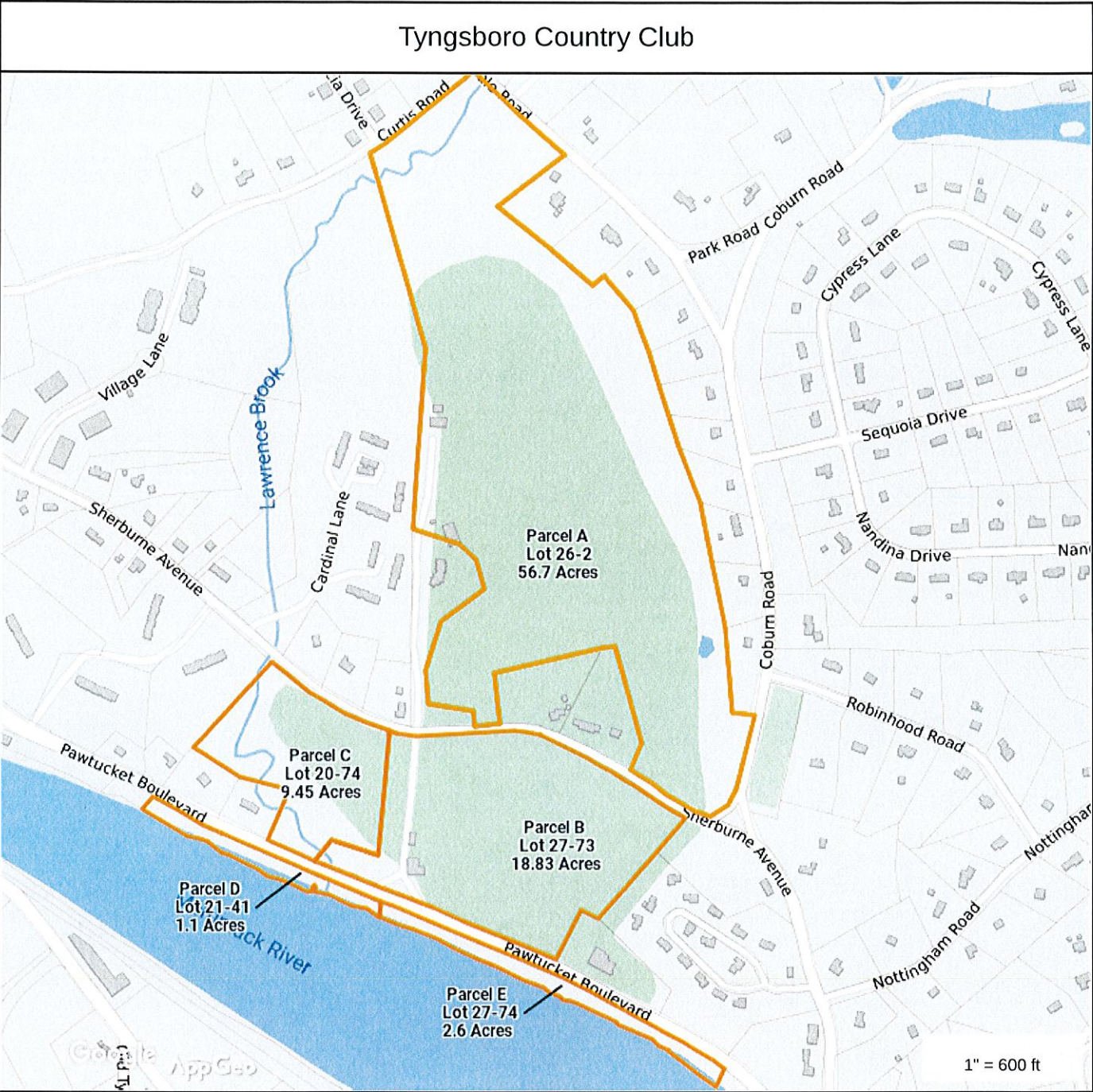

Landowner Signature:

The Tyngsboro Limited Partnership
Robert F. Spindell, General Partner

2/8/2020

cc: Matt Hanson, Town Administrator
Tyngsborough Town Clerk
Tyngsborough Board of Assessors
Tyngsborough Conservation Commission
Massachusetts State Forester

Attachments



<p>Property Information</p> <p>Property ID 26 2 0 Location 46 SHERBURNE AV Owner</p>	<div data-bbox="760 1514 875 1625"></div> <p style="text-align: center;">MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT</p> <p>Town of Tyngsborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.</p> <p>Geometry updated 2/22/19 Data updated 2/22/19</p>	
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QUIT-CLAIM DEED

THIS QUITCLAIM DEED, Executed this 3rd day of January, 1995, by
 BARBARA E. SPINDELL, Route 3, Box 1185, Madison, Florida 32340
 first party, to

The Tyngsboro Limited Partnership
 whose post office address is Route 3, Box 1185
 Madison, Florida 32340
 second party,

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the Town of Tyngsborough, County of Middlesex, State of Massachusetts, to wit:

Land and improvements located at Pawtucket Boulevard in Sherburne, Sherburne Avenue, Tyngsborough, County of Middlesex, State of Massachusetts 01879,

consisting of some 93 acres MOL and recorded at Middlesex North District Registry of Deeds in Book 1756, Page 283; Book 2496, Page 480, Book 2681, Page 285, and Plan Book 158, Plan 89 and also includes the easement deed to maintain a line of pipe for the transportation of water to and from the Merrimack River recorded in Book 2496, Page 481.

Such property is described in the Tax Assessor's Office as

45 Sherburne Avenue, Map 20, Lot 74,
 55 Pawtucket Boulevard, Map 21, Lot 41
 58 Sherburne Avenue, Map 26, Lot 2
 10 Lawndale Avenue, Map 26, Lot 2J
 Sherburne Avenue, Map 27, Lot 73
 Pawtucket Boulevard, Map 27, Lot 74

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered
 in the presence of:

Francis J. Benson
 Witness

Lynae King
 Witness

Barbara E. Spindell
 BARBARA E. SPINDELL

02/15/96 09:55:24 7167 25.32 9

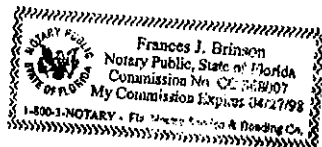
Quit-Claim Deed of the Tyngsboro Limited Partnership
Page 2 of 2

STATE OF FLORIDA
COUNTY OF MADISON

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared BARBARA E. SPINDELL, to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she acknowledged before me that she executed the same of her own will and deed. I relied upon the following form of identification of the above named person

An oath was taken.

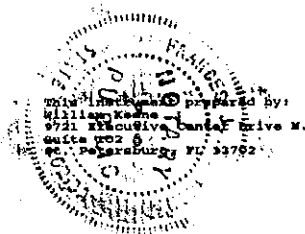
WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of January, 1995.



James J. Brinson
Notary Signature - State of Florida

Frances J. Brinson
Printed Notary Signature

Comm. #/Expiration Date 4/27/98



Card 1 of 1

Location 46 SHERBURNE AV	Property Account Number	Parcel ID 26 2 0
		Old Parcel ID 16 --

Current Property Mailing Address

Owner TYNGSBORO LTD PARTNERSHIP THE	City TYNGSBOROUGH
Address P O BOX 459	State MA
	Zip 01879
	Zoning R1

Current Property Sales Information

Sale Date 11/23/2004	Legal Reference 18115-070
Sale Price 1	Grantor(Seller) TYNGSBORO LTD PARTNERSHIP THE,

Current Property Assessment

	<u>Card 1 Value</u>
Year 2017	Building Value 0
	Xtra Features Value 21,200
Land Area 56.700 acres	Land Value 241,385
	Total Value 262,585

Narrative Description

This property contains 56.700 acres of land mainly classified as 038 with a(n) YARD ITEMS style building, built about 1900 , having N/A exterior and N/A roof cover, with 0 unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

Property Images

No Sketch
Available

STATE TAX FORM CL-3
(REV. 10/93)

*AMENDMENT

THE COMMONWEALTH OF MASSACHUSETTS

TYNGSBOROUGH

NAME OF CITY OR TOWN

2004 00086882
Bk: 18116 Pg: 70 Page: 1 of 1
Recorded: 11/23/2004 11:48 AM

OFFICE OF THE BOARD OF ASSESSORS

CLASSIFIED FOREST - AGRICULTURAL OR HORTICULTURAL -
RECREATIONAL LAND TAX LIEN

The Board of Assessors of the city/town of Tyngsborough hereby
states it has accepted and approved the application of The Tyngsborough Limited Partnership,
14 Lawndale Road, Tyngsborough, MA 01879

owner(s) of the real property described below, for the valuation, assessment and taxation of that property as
classified forest ☐ agricultural or horticultural ☐ recreational ☒ land under the provisions of General Laws
Chapter 61 ☐ 61A ☐ 61B ☒. This classification is effective as of January 1, ~~19~~2004 for the fiscal year beginning
July 1, ~~19~~2004

MARGINAL REFERENCE REQUESTED

BK. 8316 PG. 89

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate
of Title Number and the Registry Volume and Page must be given.)

Amending Original Chapter 61B Recreational Lien for Map 26 Lot 2 only, recorded under Middlesex North Registry
of Deeds Book 8316 Page 89, dated Nov. 21, 1996. All other properties found on said Lien are to remain the same.
Amending Assessors Map 26 Lot 2, land area of 62.95 Ac., under Deed Book 7875 Page 190 on Plan Book 158 Plan 89.
Excluded is a 1.0 Ac. parcel for buildings, 3.94 Acres on said Plan Book 172 Plan 66, and also 2.25 Acres on
Plan Book 212 Plan 33. Revised total of land to remain in Chapter 61B Recreational is 55.75 Acres +/-.

This statement made on the Seventh day of September, ~~19~~2004
constitutes a lien upon the property as provided in General Laws Chapter 61 §2 ☐ 61A §9 ☐ 61B §6 ☒.

END OF DOCUMENT

Richard P. Howe Jr.

Phillip O'Brien
Dave Rader
BOARD OF ASSESSORS

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

Then personally appeared the above named *Phillip O'Brien*,
Board of Assessors for the city/town of *Tyngsborough* and acknowledged the foregoing
instrument to be their free act and deed, before me.

My commission expires *November 6, 2009**Joanne Sheehan*
NOTARY PUBLIC/JUSTICE OF THE PEACE

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

PAC

BOOK

1334

PAGE

420

For reference to my title see Deed of Edward Allan Murray to
Leon J. Gutoski, dated April 11, 1956 and recorded with
Middlesex, North District Registry of Deeds at Lowell,
Book 1332 page 43

Laura E. Gutoski

husband
wife of said grantor,

release to said grantee all rights of ~~tenancy by the curtesy~~
dower and homestead and other interests therein.

Witness our hand and seal this 17th day of April 1956

Leo J. Gutoski
Laura E. Gutoski

The Commonwealth of Massachusetts

Middlesex ss. April 17th, 1956

Then personally appeared the above-named Leo J. Gutoski and Laura E. Gutoski

and acknowledged the foregoing instrument to be their free act and deed, before me

Leonard J. Mullen, Jr.
Notary Public

My commission expires March 4, 1961

Rec'd & entered for record May 10, 1956 at 8h. 30m. A. M. #447

We, EARL R. GILSON and VIVIAN D. GILSON, husband and wife, both
of Tyngsborough, Middlesex County, Massachusetts, being married (hereinafter
called the Grantors), for consideration paid, grant to WORCESTER COUNTY
ELECTRIC COMPANY, a Massachusetts corporation (hereinafter called the Grantee),
the right and easement to construct, reconstruct, repair and maintain one guy
stub with wires, guys, braces, equipment and appurtenances thereto upon our
land situated on Sherburne Avenue in Tyngsborough, Middlesex County, Massa-
chusetts.

Also the right and easement from time to time to replace and otherwise
change said guy stub and the appurtenances thereto and to pass over and go upon
the Grantors' land as reasonably required in the exercise of the rights and
easements herein granted. The location of said guy stub and the appurtenances
thereto to be determined upon the erection thereof.

It is agreed that said guy stub and the appurtenances thereto shall re-
main the property of the Grantee, and the Grantee shall pay all taxes assessed
thereon.

The rights and easements herein granted are revocable at the option of
the Grantor upon giving 30 days notice in writing to the Grantee. Upon receipt
of such notice the Grantee agrees to remove said guy stub and all appurtenances
thereto from the Grantors' premises.

Card 1 of 1

Location 80 PAWTUCKET BV	Property Account Number	Parcel ID 27 73 0
Current Property Mailing Address		Old Parcel ID --

Owner TYNGSBORO LTD PARTNERSHIP THE	City TYNGSBOROUGH
Address P O BOX 459	State MA Zip 01879 Zoning

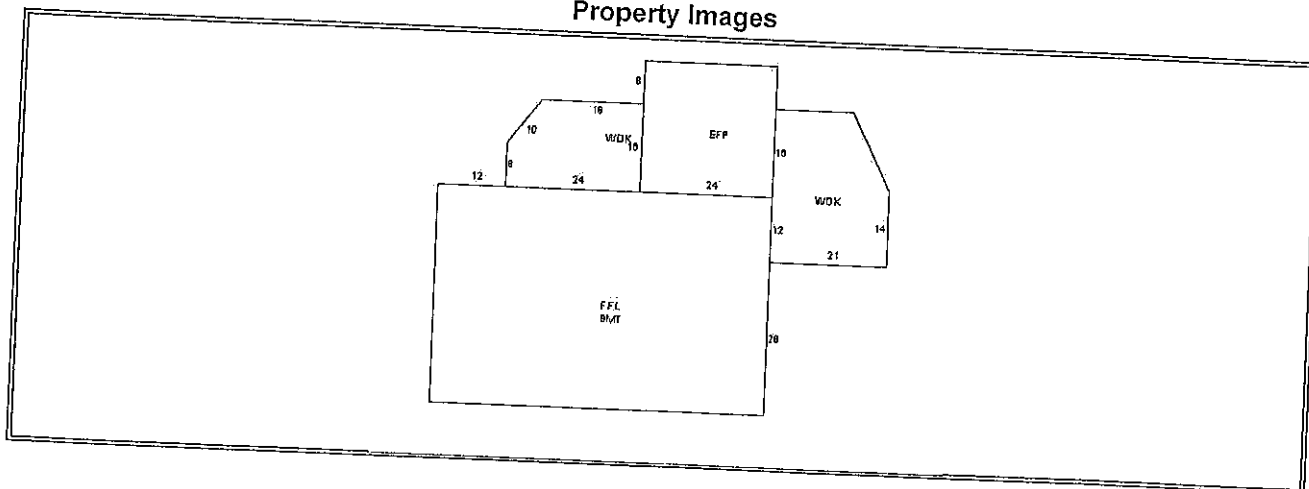
Current Property Sales Information	
Sale Date 11/21/1996 Sale Price 1	Legal Reference 08316 089 Grantor(Seller) CH 61B TAX LIEN

Current Property Assessment	
Year 2017	<u>Card 1 Value</u>
Land Area 18.810 acres	Building Value 129,800 Xtra Features Value 342,900 Land Value 158,657 Total Value 631,357

Narrative Description
This property contains 18.810 acres of land mainly classified as 038 with a(n) LODGE style building, built about 1992 , having CLAPBOARD exterior and ASPHALT roof cover, with 0 unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 2 total half bath(s), 0 total 3/4 bath(s).

Legal Description

Property Images



THIS INSTRUMENT MUST BE FILED FOR RECORD OR REGISTRATION

STATE TAX FORM CL-3
(REV. 10/93)

THE COMMONWEALTH OF MASSACHUSETTS

TYNGSBOROUGH
NAME OF CITY OR TOWN

OFFICE OF THE BOARD OF ASSESSORS

CLASSIFIED FOREST - AGRICULTURAL OR HORTICULTURAL -
RECREATIONAL LAND TAX LIEN

The Board of Assessors of the city/town of Tyngsborough hereby
states it has accepted and approved the application of The Tyngsborough Limited Partnership
Tammy Capra, 14 Lawndale Road, Tyngsborough, MA 01879

owner(s) of the real property described below, for the valuation, assessment and taxation of that property as
classified forest ☐ agricultural or horticultural ☐ recreational ☒ land under the provisions of General Laws
Chapter 61 ☐ 61A ☐ 61B ☒. This classification is effective as of January 1, 1997 for the fiscal year beginning
July 1, 1998.

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate
of Title Number and the Registry Volume and Page must be given.)

Map20 Lot74 100% of 9.45 Ac., 45 Sherburne Av., Book 7875 Page 190, 2/15/96

Map26 Lot2 61.59 Ac. of 62.59 Ac., 46 Sherburne Av., Book 7875 Page 190, 2/15/96

Map27 Lot73 17.81 Ac. of 18.81 Ac., Sherburne Av., Book 7875 Page 190, 2/15/96

Map27 Lot74 100% of 2.60 Ac., Pawtucket Bv., Book 7875 Page 190, 2/15/96

Total into Chapter 61B = 91.45 Ac.

This statement made on the Twelfth day of November, 1996
constitutes a lien upon the property as provided in General Laws Chapter 61 §2 ☐ 61A §9 ☐ 61B §6 ☒.

Phillip J. Brown
Robert Smith
David R. Aaron
BOARD OF ASSESSORS

THE COMMONWEALTH OF MASSACHUSETTS

Michelle ss.

Then personally appeared the above named Victor E. Shaw
Board of Assessors for the city/town of Tyngsborough and acknowledged the foregoing
instrument to be their free act and deed, before me.

My commission expires June 30, 1990

Thomas J. Shaw
NOTARY PUBLIC JUSTICE OF THE PEACE

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

11/21/96 02:00:48 60044 10.00 12

Unofficial Property Record Card - Tyngsborough, MA

General Property Data

Parcel ID 20 74 0	Account Number
Prior Parcel ID 27D --	
Property Owner TYNGSBORO LTD PARTNERSHIP THE	Property Location 45 SHERBURNE AV
Mailing Address P O BOX 459	Property Use 61BGOLF
	Most Recent Sale Date 11/21/1996
City TYNGSBOROUGH	Legal Reference 8316-89
Mailing State MA Zip 01879	Grantor CH 61B TAX LIEN
ParcelZoning R3	Sale Price 0
	Land Area 9.450 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 45,152	Total Value 45,152
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Building Description

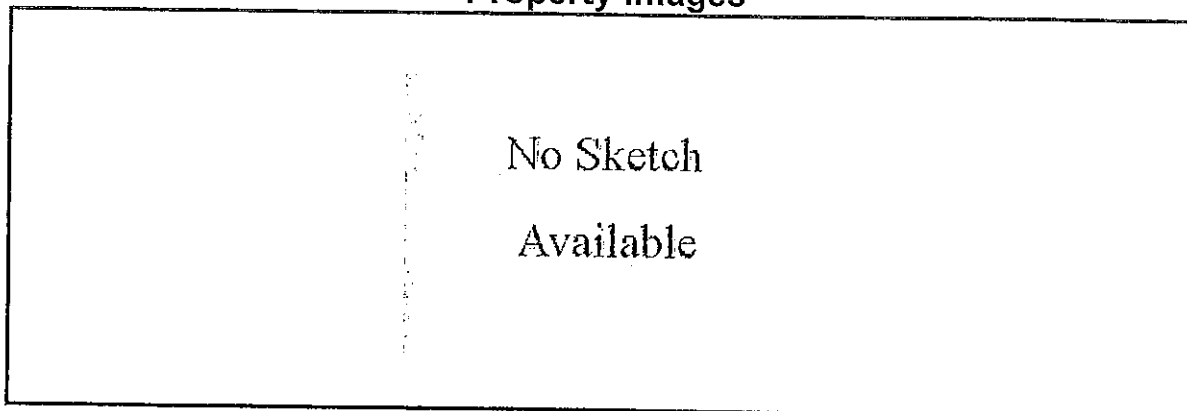
Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition Average	Siding N/A	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 9.450 acres of land mainly classified as 61BGOLF with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

THIS INSTRUMENT MUST BE FILED FOR RECORD OR REGISTRATION

STATE TAX FORM CL-3
(REV. 10/93)

THE COMMONWEALTH OF MASSACHUSETTS

TYNGSBOROUGH
NAME OF CITY OR TOWN

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Phillip J. Brown
David R. Allen
BOARD OF ASSESSORS

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

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My commission expires June 30, 1999

NOTARY PUBLIC JUSTICE OF THE PEACE

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

11/21/96 02:00:48 60044 18.08 12

Card 1 of 1

Location 55 PAWTUCKET BV	Property Account Number	Parcel ID 21 41 0
		Old Parcel ID 27E --

Current Property Mailing Address

Owner TYNGSBORO LTD PARTNERSHIP THE	City TYNGSBOROUGH
Address P O BOX 459	State MA Zip 01879 Zoning R1

Current Property Sales Information

Sale Date 2/15/1996	Legal Reference 7875 190
Sale Price 10	Grantor(Seller) SPINDELL BARBARA E

Current Property Assessment

	<u>Card 1 Value</u>
Year 2017	Building Value 0
	Xtra Features Value 0
Land Area 1.100 acres	Land Value 14,400
	Total Value 14,400

Narrative Description

This property contains 1.100 acres of land mainly classified as N/A with a(n) N/A style building, built about , having N/A exterior and N/A roof cover, with 0 unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

Property Images



QUIT-CLAIM DEED

THIS QUITCLAIM DEED, Executed this 3rd day of January, 1995, by
BARBARA E. SPINDELL, Route 3, Box 1185, Madison, Florida 32340
first party, to

The Tyngsboro Limited Partnership
whose post office address is Route 3, Box 1185
Madison, Florida 32340
second party,

(Wherever used herein the terms "first party"
and "second party" shall include singular and
plural, heirs, legal representatives, and
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party forever, all the right, title, interest, claim, and demand
which the said first party has in and to the following described
lot, piece or parcel of land, situate, lying and being in the Town
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wit:

Land and improvements located at Pawtucket
Boulevard in Sherburne, Sherburne Avenue,
Tyngsborough, County of Middlesex, State of
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58 Sherburne Avenue, Map 26, Lot 2
10 Lawndale Avenue, Map 26, Lot 2J
Sherburne Avenue, Map 27, Lot 73
Pawtucket Boulevard, Map 27, Lot 74

TO HAVE AND TO HOLD the same together with all and singular
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only proper use, benefit and behoof of the said second party
forever.

IN WITNESS WHEREOF, the said first party has signed and sealed
these presents the day and year first written above.

Signed, sealed and delivered
in the presence of:

Francis J. Benson
Witness
Lynne King
Witness

Barbara E. Spindell
BARBARA E. SPINDELL

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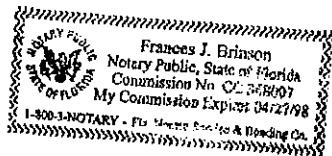
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STATE OF FLORIDA
COUNTY OF MADISON

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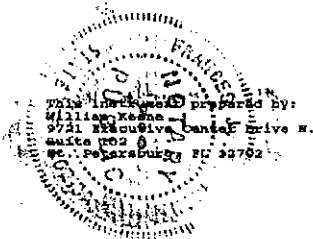
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Frances J. Brinson
Notary Signature - State of Florida

Frances J. Brinson
Printed Notary Signature

Comm. #/Expiration Date 4/27/98



Card 1 of 1

Location PAWTUCKET BV	Property Account Number	Parcel ID 27 74 0
		Old Parcel ID --

Current Property Mailing Address

Owner TYNGSBORO LTD PARTNERSHIP THE	City TYNGSBOROUGH
Address P O BOX 459	State MA Zip 01879 Zoning R1

Current Property Sales Information

Sale Date 11/21/1996	Legal Reference 8316-89
Sale Price 0	Grantor(Seller) CH 61B TAX LIEN

Current Property Assessment

	<u>Card 1 Value</u>
Year 2017	Building Value 0
	Xtra Features Value 0
Land Area 2.600 acres	Land Value 9,584
	Total Value 9,584

Narrative Description

This property contains 2.600 acres of land mainly classified as N/A with a(n) N/A style building, built about , having N/A exterior and N/A roof cover, with 0 unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

Property Images

No Sketch
Available

STATE TAX FORM CL-3

(REV. 10/93)

*AMENDMENT

THE COMMONWEALTH OF MASSACHUSETTS

TYNGSBOROUGH

NAME OF CITY OR TOWN


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 Recorded: 11/23/2004 11:46 AM

OFFICE OF THE BOARD OF ASSESSORS

 CLASSIFIED FOREST - AGRICULTURAL OR HORTICULTURAL -
 RECREATIONAL LAND TAX LIEN

The Board of Assessors of the city/town of Tyngsborough hereby
 states it has accepted and approved the application of The Tyngsborough Limited Partnership,
14 Lawndale Road, Tyngsborough, MA 01879

owner(s) of the real property described below, for the valuation, assessment and taxation of that property as
 classified forest ☐ agricultural or horticultural ☐ recreational ☒ land under the provisions of General Laws
 Chapter 61 ☐ 61A ☐ 61B ☒. This classification is effective as of January 1, ~~19~~2004 for the fiscal year beginning
 July 1, ~~19~~2004.

MARGINAL REFERENCE REQUESTED

DESCRIPTION OF PROPERTY

BK 8316 PG 89

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate
 of Title Number and the Registry Volume and Page must be given.)

Amending Original Chapter 61B Recreational Lien for Map 26 Lot 2 only, recorded under Middlesex North Registry
 of Deeds Book 8316 Page 89, dated Nov. 21, 1996. All other properties found on said Lien are to remain the same.
 Amending Assessors Map 26 Lot 2, land area of 62.95 Ac., under Deed Book 7875 Page 190 on Plan Book 158 Plan 89.
 Excluded is a 1.0 Ac. parcel for buildings, 3.94 Acres on said Plan Book 172 Plan 66, and also 2.25 Acres on
 Plan Book 212 Plan 33. Revised total of land to remain in Chapter 61B Recreational is 55.75 Acres +/-.

This statement made on the Seventh day of September, ~~19~~2004
 constitutes a lien upon the property as provided in General Laws Chapter 61 §2 ☐ 61A §9 ☐ 61B §6 ☒.

END OF DOCUMENT

BOARD OF ASSESSORS

THE COMMONWEALTH OF MASSACHUSETTS

ss.

Then personally appeared the above named Phillip O'Brien,
 Board of Assessors for the city/town of Tyngsborough, and acknowledged the foregoing
 instrument to be their free act and deed, before me.

My commission expires November 6, 2009

NOTARY PUBLIC/JUSTICE OF THE PEACE

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

PUN